

## 29 Carnbeg Square, Antrim, BT41 4RH



### PRICE Offers Over £164,950

We are delighted to offer the opportunity to purchase this attractive and deceptively spacious townhouse which is located on a prime site within an ever popular residential development and in close proximity to local amenities, public transport routes and main commuter networks. This property benefits from three spacious bedrooms (master with ensuite), generous lounge with feature fireplace, 'Shaker' style fitted kitchen with space for informal dining and a deluxe family bathroom. With the dwelling further boasting gas fired central heating, utility room and a driveway leading to a detached garage, this property is likely to appeal to first time buyers and families alike.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Living room with feature fireplace
- Kitchen with informal dining area / Double glazed door and matching sidelight to rear
- Full range of "Shaker" style high and low level units / Integrated oven and hob
- Utility with matching "Shaker" style units / Concealed wall mounted gas boiler / Separate ground floor W/C
- Generous First Floor landing
- Three well proportioned bedrooms / Master with ensuite shower room
- Family bathroom with modern white suite to include double ended bath and shower over
- VC double glazed windows / Gas fired central heating / Detached garage
- Superb site overlooking play park / Ideal opportunity for First Time Buyers and families alike

## ACCOMMODATION

### ENTRANCE HALL

Fully tiled floor. Single radiator. Stair case to first floor with moulded handrail.

### LIVING ROOM

17'5" x 13'4" (5.312 x 4.080)

(max) Feature fire place with cast iron inset, tiled hearth and ornate wooden surround. Low voltage down lights. Double radiator.

### KITCHEN/INFORMAL DINING ROOM

17'1" x 10'7" (5.212 x 3.245)

(max) Solid wood "Shaker" style high and low level units with contrasting work tops and complimentary splash back tiling. One and a quarter bowl stainless steel sink unit with chrome mixer taps. Integrated low level combination oven and grill. Four ring halogen hob with glass/stainless steel overhead extractor fan. Space for dishwasher. Fully tiled floors. Low voltage down lights. Double glazed door and matching sidelight to rear. Double radiator.

### UTILITY

6'9" x 5'11" (2.074 x 1.805)

Matching low level units with contrasting work tops and complimentary splash back tiling. Space for washing machine and tumble dryer. Gas boiler. Stainless steel single drainer sink unit with chrome mixer taps. Fully tiled floor. Low voltage down lights and single radiator.

### GROUND FLOOR WC

Modern white suite comprising low flush push button WC and pedestal wash hand basin with chrome mixer tap and decorative tiled splash back. Low voltage down lights. Fully tiled floor. Extractor fan. Single radiator.

## FIRST FLOOR LANDING

Access to loft. Shelled hot press storage cupboard. Low voltage down lights.

## MASTER BEDROOM

16'1" x 11'4" (4.922 x 3.468)

(max) Walk in wardrobe. Single radiator.

## ENSUITE

9'8" x 3'2" (2.961 x 0.976)

Modern white suite comprising low flush push button WC and pedestal wash hand basin with chrome mixer tap and tiled splash back. Euro shaver points. Enclosed shower unit. Low voltage down lights. Fully tiled floor. Chrome towel rail.

## BEDROOM 2

7'8" x 11'8" (2.3596 x 3.574)

Double radiator.

## BEDROOM 3

11'3" x 9'2" (3.448 x 2.811)

Built in storage cupboard. Single radiator.

## BATHROOM

6'8" x 6'8" (2.057 x 2.040)

Modern white suite comprising double ended panel bath with chrome mixer tap and "Triton" shower over with partially glazed screen. Pedestal wash hand basin with chrome mixer tap. Low flush push button WC. Fully tiled floors. Fully tiled walls. Low voltage down lights and chrome towel rail.

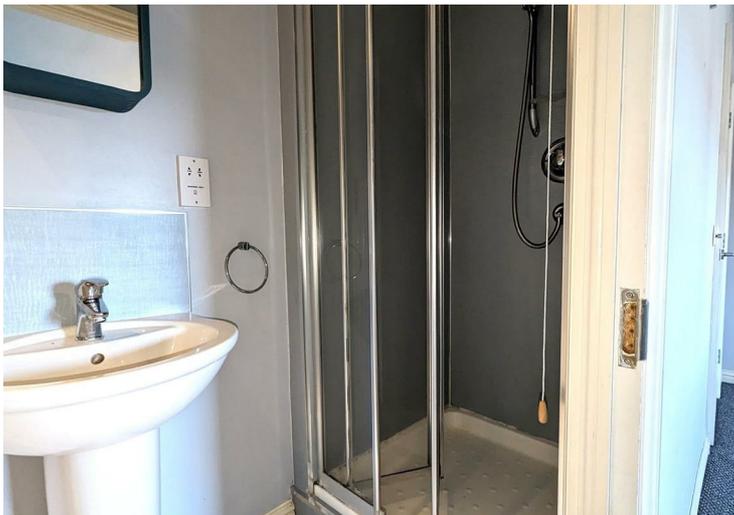
## GARAGE

19'10" x 9'8" (6.062 x 2.960)

Roller door and full electrics, key pad locking system. Outside fully paved rear garden with 6 Ft timber fencing. Outside tap and light. PVC double glazed windows. Tarmaced drive with parking for up to 4 cars.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

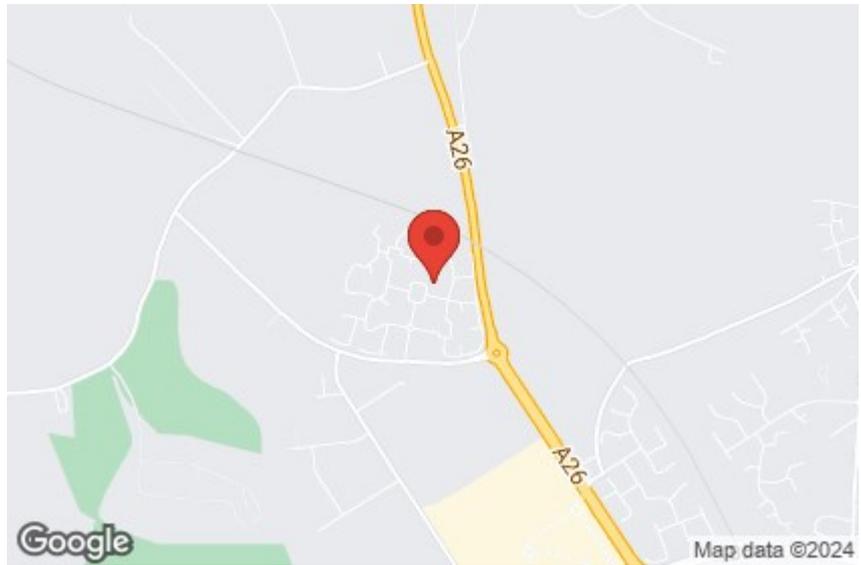
Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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